



Chandlers Close, Hartlepool TS24 0XL

welcome to

Chandlers Close, Hartlepool

Immaculately presented and ready to move straight into this 2 bedroom first floor apartment boasting modern and neutral decor, fixtures and fittings. Situated in a modern development at Hartlepool Marina.

Entrance Lobby

Staircase to first floor.

Lounge

12' 3" x 11' 8" (3.73m x 3.56m)

Window to side, radiator, open fireplace. TV stand, coffee table and 3 seater couch included in sale.

Kitchen/ Diner

8' 3" x 12' 2" (2.51m x 3.71m)

With a range of wall and base units and contrasting working surfaces, recess and plumbing for washing machine, stainless steel sink/drain unit, window to front, radiator. cooker , fridge/freezer and microwave included in sale.

Landing

Cupboard housing boiler, radiator.

Bedroom 1

8' 4" x 11' 6" Excluding robes (2.54m x 3.51m Excluding robes)

Window to rear, fitted wardrobes, radiator. Single bed included in sale.

Bedroom 2

12' 4" x 8' (3.76m x 2.44m)

Window to front, storage to recess, radiator.

Bathroom

Bath with electric shower over, low level low flush wc, pedestal wash hand basin, radiator, window to rear.



**Externally**

Garden to side, two allocated car parking spaces.

Agents Note

There is a treatment plan in place for Japanese Knotweed. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.



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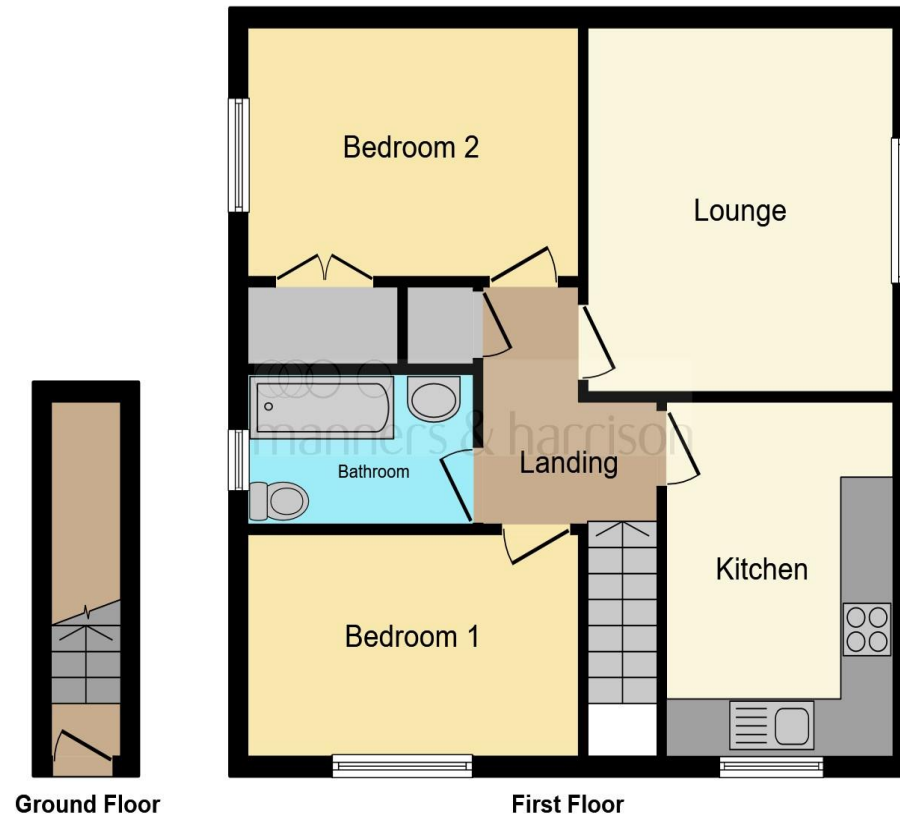
Chandlers Close, Hartlepool

- PRIVATE ENTRANCE
- MODERN AND NEUTRAL DECOR
- 2 ALLOCATED CAR PARKING BAYS
- ENCLOSED GARDEN TO SIDE
- FURNISHINGS INCLUDED IN SALE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HAR118531 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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